



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION
SECOND MEETING
December 20, 2010
1007-PUD-09
Exhibit 1

Petition Number: 1007-PUD-09

Subject Site Address: Southeast Corner of 151st Street & Carey Road

Petitioner: Ramsey Development Corporation

Representative: Tim Huber

Request: Amendments to the uses and development standards of the Bridgewater PUD to allow the development of assisted living, independent living, medical office and general office

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 18.28 acres

Zoning History: 0607-PUD-08 – Amended and Restated Bridgewater PUD (Ord. 06-49); *Approved*

0908-PUD-08 – Amendment to allow transitional health care uses (Ord. 09-17); *Approved*

1001-PUD-02 – Amendment to development standards for Parcel M4 (Ord. 10-01); *Approved*

1003-PUD-04 – Amendment to Parcel J development standards to allow single-family detached structures (Ord. 10-05); *Approved*

1004-PUD-05 – Amendment to allow for monument sign modifications (Ord. 10-08); *Approved*

1008-PUD-10 – Amendment to wall signage standards (Ord. 10-19); *Approved*

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Petitioner’s Proposal

Staff Reviewer: Kevin M. Todd, AICP



Petition History

This petition was introduced at the June 14, 2010 City Council meeting and appeared before the Technical Advisory Committee on June 22, 2010. It received a public hearing at the December 6, 2010 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the November 15, 2010 APC meeting.

Project Overview

Project Location

The subject property is located at the southeast corner of 151st Street and Carey Road. It is approximately 18 acres in size and extends from 151st Street to the north to the new skilled health care facility to the south (the "Property").

Project Description

The proposal would modify the Bridgewater concept plan and create a new parcel, Parcel L2. Permitted uses would be limited to assisted living facilities, independent living facilities, medical offices, office buildings – general purpose, and ancillary retail in the office buildings (the "Project"). The development of the parcel would be regulated by the Bridgewater Area Z (the office/flex section) standards and any additional standards outlined in the PUD Ordinance amendment. The parking and perimeter yard landscaping standards would be the same as the Bridgewater retail standards (Area Y/Parcel M4). The skilled health care facility (immediately south of the Property) was designed using the Area Y standards for landscaping and parking, and applying the same standards to Parcel L2 would provide consistency along Carey Road.

Changes since the December 6, 2010 APC Meeting

A number of items were discussed by the Plan Commission and members of the public at the December 6, 2010 APC meeting. This section highlights the revisions to the PUD ordinance that have occurred as a result of that meeting.



Permitted and Prohibited Uses

There was discussion at the December 6, 2010 APC meeting to limit retail uses. “Retail” as a primary use is not permitted, as proposed. “Limited Retail Uses, ancillary to Medical Offices or Office Buildings – General Purpose” was added because it was realized that some offices may sell equipment or products as an ancillary component to their business. For example, an optometrist may sell frames and contact lenses as a part of their business. Including this as a use clarifies that this type of ancillary retail is allowed in this area.

The term “General Office Buildings” was modified to be the same as the term used in the Zoning Ordinance, “Office Buildings – General Purpose”.

Building Size Restrictions

The PUD Ordinance has been modified to include maximum building square-footages for the independent living/assisted living facility (95,000 square feet maximum) and for medical/general office buildings (20,000 square feet first floor maximum per building).

Architectural Standards

The petitioner has also included new architectural requirements which prohibit vinyl and metal siding and require a minimum of fifty (50) percent of a building’s exterior be masonry.

Public Policy

Westfield Comprehensive Plan

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies this area as “Suburban Residential”. “Local Commercial” is adjacent to the south. The Comprehensive Plan says that the Future Land Use Map is not to be used like a zoning map, but rather “it is designed to show overall patterns of future land use.” Including medical and office uses north to 151st Street along Carey Road is a natural extension of the “Local Commercial” designation in the area, and it could be covered by the “overall pattern of future land use” guidance found in the Comprehensive Plan.



Westfield Thoroughfare Plan

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of Carey Road and 151st Street as a “Secondary Arterial”, and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way.

Park & Recreation Master Plan

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System

Water and sewer services run nearby the Property and would provide acceptable levels of service to the Property.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies this area as “Suburban Residential”. “Local Commercial” is adjacent to the south. The Comprehensive Plan says that the Future Land Use Map is not to be used like a zoning map, but rather



“it is designed to show overall patterns of future land use.” Including medical and office uses north to 151st Street along Carey Road is a natural extension of the “Local Commercial” designation in the area, and it could be covered by the “overall pattern of future land use” guidance found in the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is currently being used agriculturally and is located in the Bridgewater PUD.

3. The most desirable use for which the land is adapted.

The development of the adjacent property to the south as a skilled health care facility establishes an environment where additional health care and other office uses could be viable and successful on the Property. The proposed use of the Property is a natural extension of the adjacent health care use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Project would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

Staff Recommendation

Forward a favorable recommendation to the City Council.